

## Rouge

Rouge is generally bounded by Joy Road to the north, the Dearborn and Dearborn Heights city limits to the south and west, and the Southfield Freeway (M-39) to the east. Single-family homes constitute the largest land use in this area. Rouge Park is along the western edge.

Seventy-five percent of the houses are owner occupied. Over seventy-five percent of the housing units are valued between \$50,000 and \$100,000 and nearly a quarter of the households have income between \$35,000 and \$50,000.

### ❑ Neighborhoods and Housing

**Issue:** As the population in Dearborn grows, it has begun to spill over into the area, spurring home rehabilitations and lifting property values.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Maintain the stability of the area through home repair programs, and scattered-site infill development of similar scale and character to the existing housing stock.

### ❑ Retail and Local Services

**Issue:** Warren, Joy and Ford roads are stable commercial corridors.

#### **GOAL 2: Increase the vitality of neighborhood commercial areas**

**Policy 2.1:** Target Warren and Joy roads with business improvement and retention programs.

#### **GOAL 3: Improve the appearance of commercial areas**

**Policy 3.1:** Implement a façade improvement program and continue to support pedestrian oriented commercial development along Warren Avenue.

□ **Parks, Recreation and Open Space**

**Issue:** Aside from Rouge Park, the area contains an insufficient amount of neighborhood recreation and open spaces. There are a few schools and playgrounds in the area, but few public recreation sites.

**GOAL 4: Increase open space and recreational opportunities**

**Policy 4.1:** Work with area institutions to provide recreation access and programs.

**Policy 4.2:** Strategically acquire property to be utilized for the development of neighborhood parks or play lots.

**GOAL 5: Increase access to open space and recreational areas**

**Policy 5.1:** Develop greenways connecting to and through Rouge Park.

## 2000 Census - Demographic Profile

Neighborhood **Rouge**

## Total Population

**25,623**

1990 Population

24,731

1990 to 2000 Change

892

Percent Change

3.61%

## Race

White Only

11,493

44.85%

Black or African American  
Only

11,826

46.15%

American Indian and Alaska  
Native Only

29

0.11%

Asian Only

419

1.64%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

834

3.25%

Two or More Races

1,022

3.99%

## Hispanic Origin

Hispanic Origin (Any Race)

1,678

6.55%

1990 Hispanic Origin

922

1990 to 2000 Change

756

Percent Change

82.00%

## Gender

Male

12,451

48.59%

Female

13,172

51.41%

## Educational Attainment

Population 25 or older

15,437

60.25%

HS Graduate or Higher

11,463

74.26%

Assoc. Degree or Higher

2,298

14.89%

## Age

Youth Population  
(Under 18 Years Old)

8,056

31.44%

1990 Youth Population

6,342

1990 to 2000 Change

1,714

Percent Change

27.03%

0 to 4 Years Old

2,236

8.73%

5 to 10 Years Old

3,191

12.45%

11 to 13 Years Old

1,213

4.73%

14 to 17 Years Old

1,416

5.53%

18 to 24 Years Old

2,130

8.31%

25 to 44 Years Old

8,783

34.28%

45 to 64 Years Old

3,966

15.48%

65 Years Old and Older

2,688

10.49%

## Households

Households

9,403

Average Household Size

2.72

Population in Group Quarters

6

0.02%

Population in Households

25,617

Family Households

6,287

66.86%

Married Couple Family

3,338

53.09%

Female Householder Family

2,234

35.53%

One Person Households

2,511

26.70%

## Housing Units

Housing Units

9,914

1990 Housing Units

9,928

1990 to 2000 Change

-14

Percent Change

-0.14%

Vacant Housing Units

554

5.59%

Occupied Housing Units

9,360

94.41%

Owner Occupied

6,985

74.63%

Renter Occupied

2,375

25.37%

## Housing Value

Owner Occupied Units

6,706

Less Than \$15,000

48

0.72%

\$15,000 to \$29,999

272

4.06%

\$30,000 to \$49,999

806

12.02%

\$50,000 to \$69,999

2,401

35.80%

\$70,000 to \$99,999

2,665

39.74%

\$100,000 to \$199,999

460

6.86%

\$200,000 or More

54

0.81%

## Household Income

Less Than \$10,000

1,110

11.80%

\$10,000 to \$14,999

686

7.30%

\$15,000 to \$24,999

1,329

14.13%

\$25,000 to \$34,999

1,387

14.75%

\$35,000 to \$49,999

2,080

22.12%

\$50,000 to \$74,999

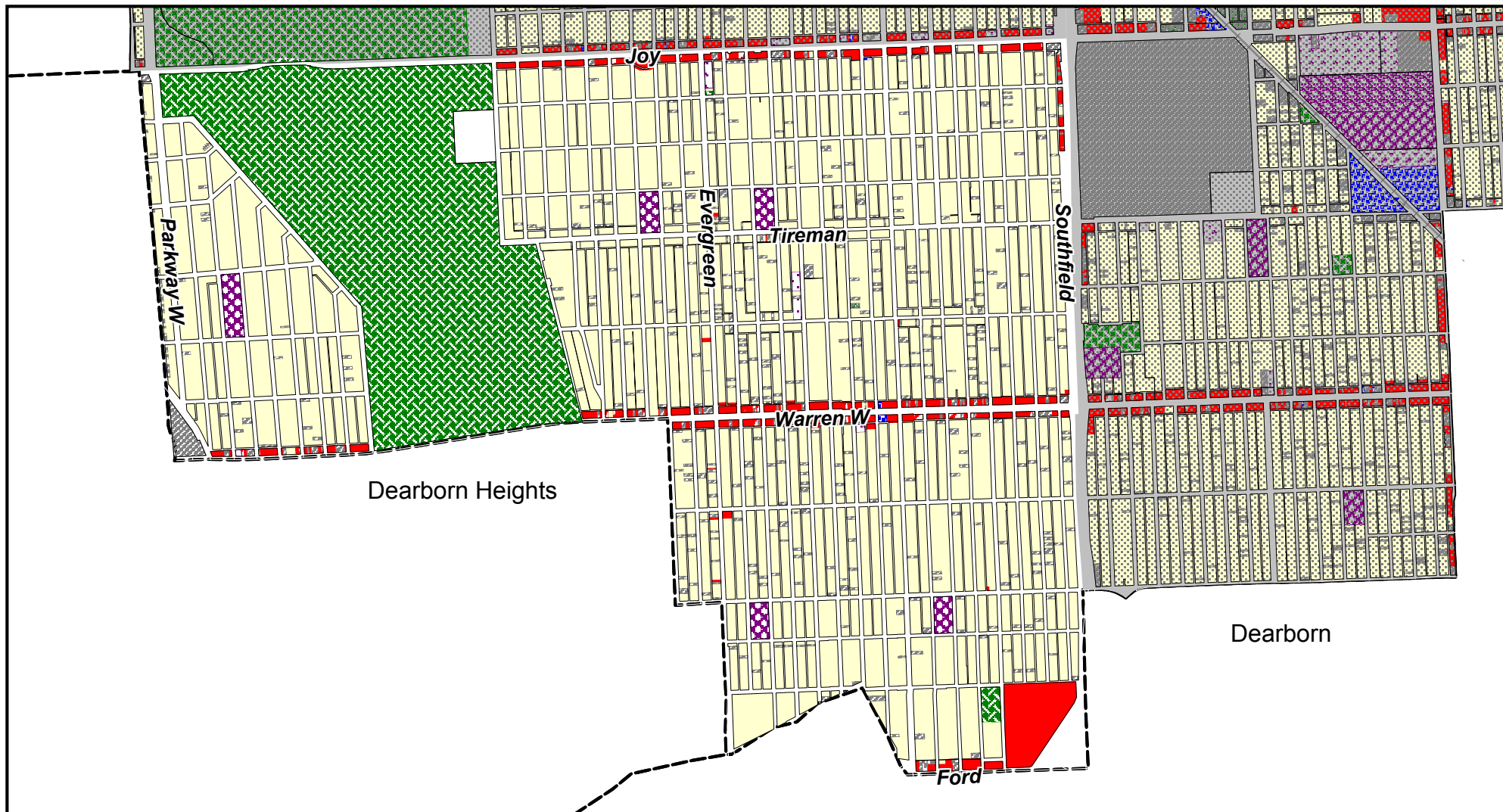
1,732

18.42%

\$75,000 or More

1,079

11.48%



Map 7-4A

City of Detroit  
Master Plan of  
Policies

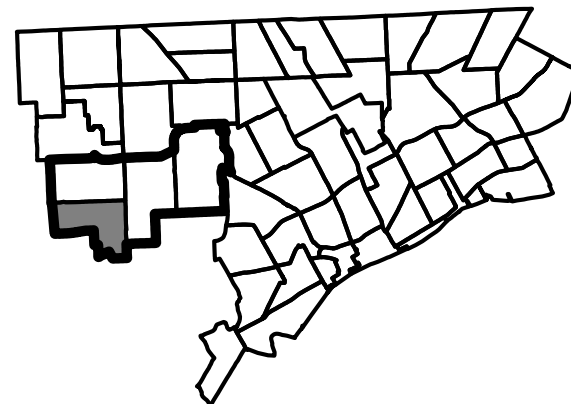
## Neighborhood Cluster 7 Rouge

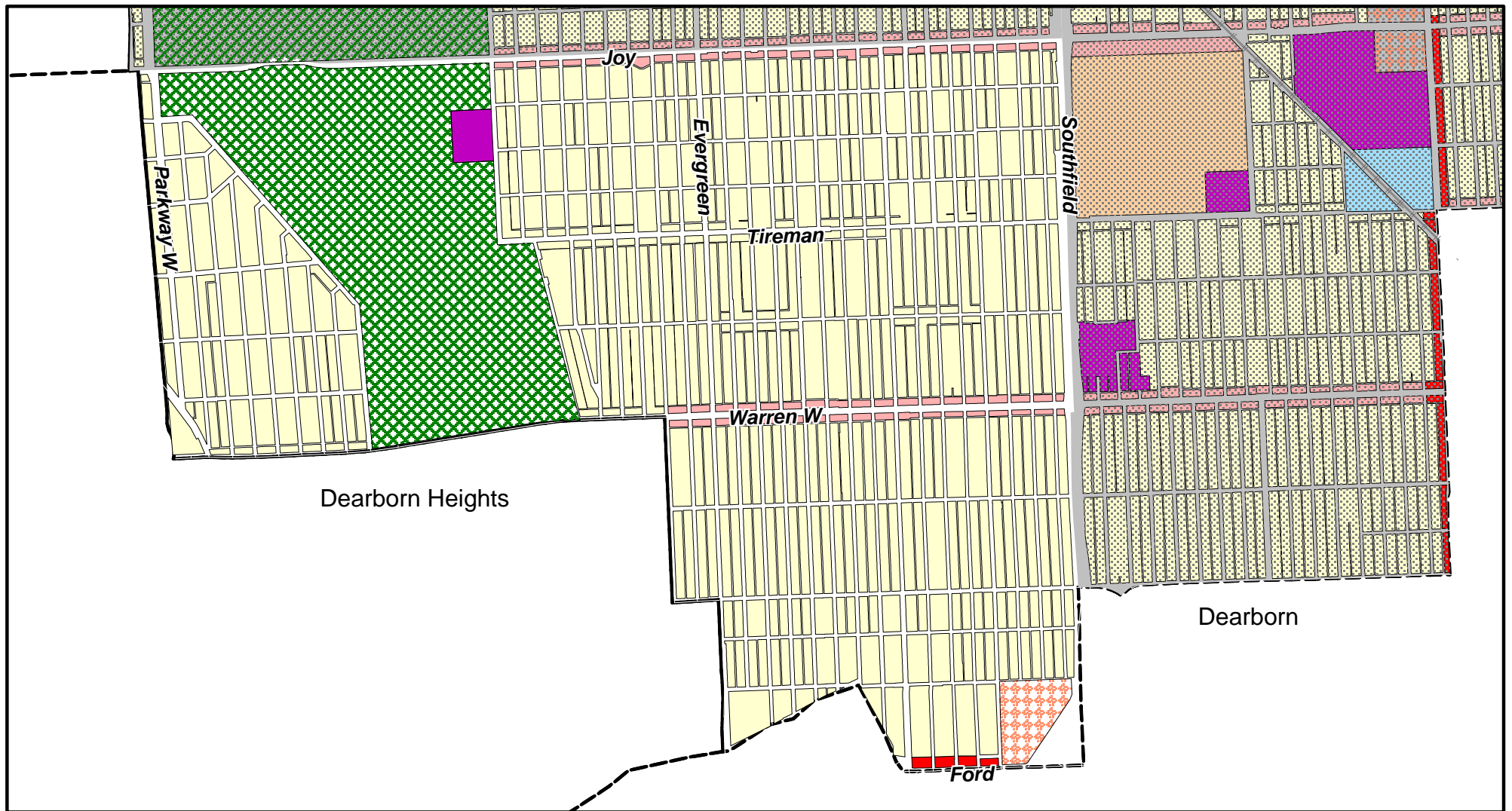


### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Office                  | School - Other             |
| Industrial              | College/University         |
| Transportation          | Institutional              |
| Utilities/Communication | Cemetery                   |
| Hospital/Clinic         | Recreation/Open Space      |
|                         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 7-4B

City of Detroit  
Master Plan of  
Policies

# **Neighborhood Cluster 7 Rouge**



## **Future Land Use -**

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

